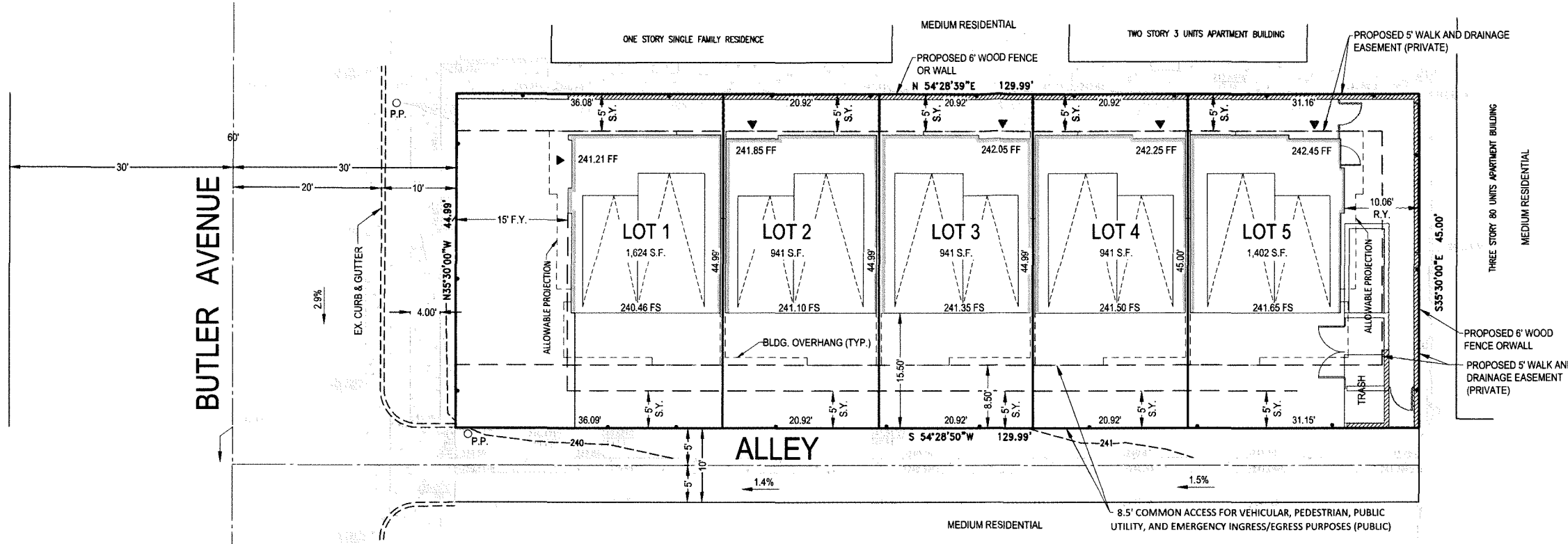


# VESTING TENTATIVE TRACT MAP NO. 82781

## FOR SMALL LOT SUBDIVISION PURPOSES

### IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**GENERAL NOTES:**

1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PURSUANT TO ORDINANCE NO. 185,462.
2. THERE ARE EASEMENT ON THE SUBJECT PROPERTY.
3. THE SITE IS WITHIN ALQUIST-PRIOLO AND SANTA MONICA FAULT ZONES AND LIQUEFACTION ZONE.
4. THERE ARE NO, OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
5. SITE DRAINAGE WILL BE CONVEYED TO THE ALLEY AND BUTLER AVENUE.
6. SEWER DISPOSAL BY UNDERGROUND CITY SEWER SYSTEM.
7. EXISTING NUMBER OF UNITS: 3
8. NUMBER OF PROTECTED TREES TO BE REMOVED: 0
9. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
10. ALL TRASH PICK UP WILL BE CONDUCTED ON SITE AT DESIGNATED TRASH ENCLOUSER.

**LEGAL DESCRIPTION:**

LOT 13 IN BLOCK F OF THE CASTLE GARDEN TRACT AS PER MAP RECORDED IN BOOK 6 PAGE 192 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA. APN: 4263-016-013

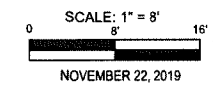
**SUMMARY:**

EXISTING AND PROPOSED ZONING: R3-1  
 EXISTING AND PROPOSED LAND USE: MEDIUM RESIDENTIAL  
 PROPOSED NUMBER OF PARCELS: 5  
 REQUIRED & PROVIDED NUMBER OF PARKING: 10  
 PARKING RATIO: 2 / UNIT  
 EXISTING NUMBER OF UNITS: 3  
 GROSS AREA = 7,998 S.F. (0.184 AC.)  
 NET AREA = 5,849 S.F. (0.134 AC.)  
 MAXIMUM BUILDING HEIGHT: 45 FT.  
 EXISTING STRUCTURES TO BE REMOVED: 3  
 TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED: 0

LOT	SETBACK MATRIX			
	FRONT	REAR	SIDE 1	SIDE 2
1	15'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
2	0'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
3	0'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
4	0'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
5	0'-0" (WEST)	10'-3/4" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)

LOS ANGELES DEPT. OF CITY PLANNING  
 SUBMITTED FOR FILING  
 TRACT MAP

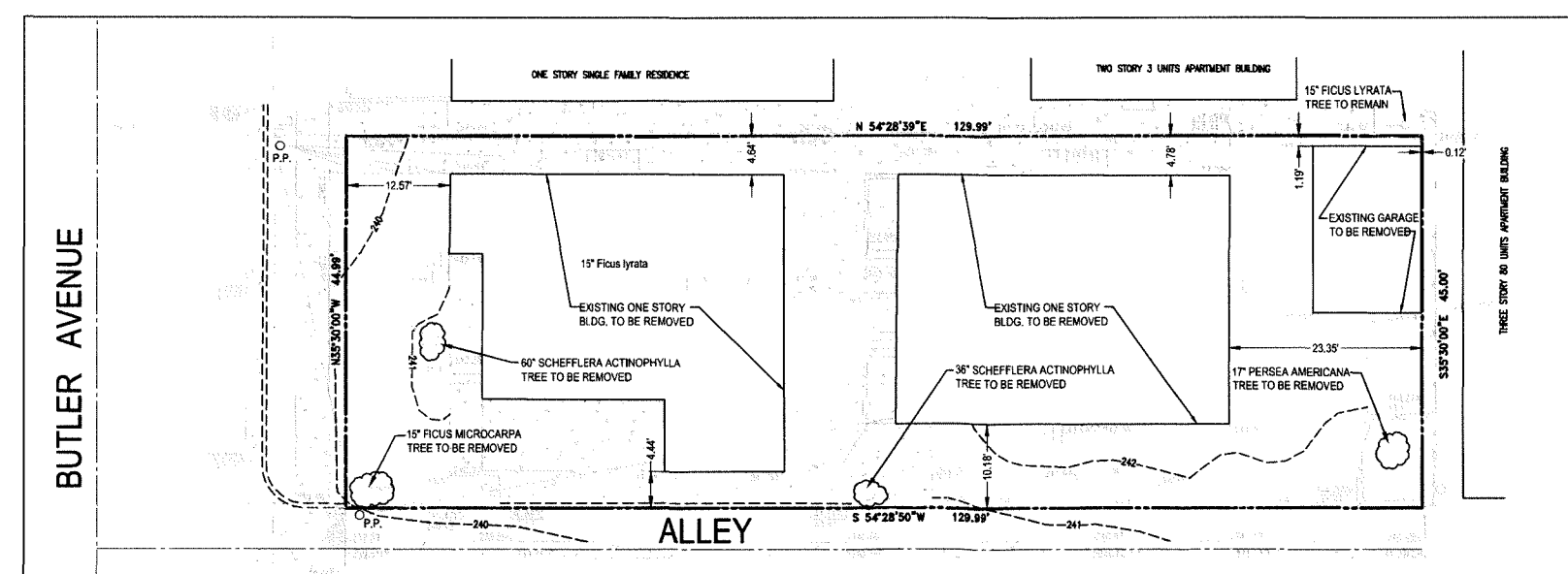
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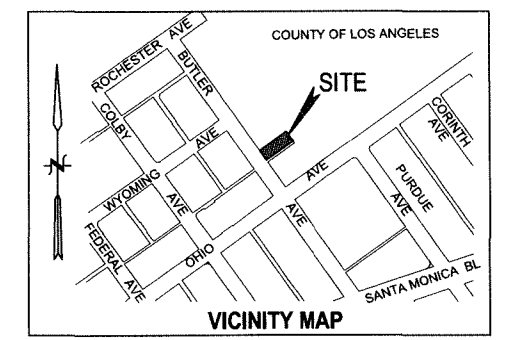
REVISED MAP     EXTENSION OF TIME  
 FINAL MAP UNIT     MODIFIED  
 DEPUTY ADVISORY AGENCY

OHIO AVE.

- LEGEND:**
- BUILDING FOOTPRINT
  - BOUNDARY OF THE LAND BEING SUBDIVIDED
  - SITE WALL
  - WALK EASEMENT
  - BUILDING ENTRANCE
  - F.Y. FRONT YARD
  - S.Y. SIDE YARD
  - R.Y. REAR YARD
  - FF FINISHED FLOOR
  - FS FINISHED SURFACE



**EXISTING SITE PLAN**  
 SCALE: 1" = 10'



**OWNER / SUBDIVIDER:**  
 STEVEN N BROURMAN TRUST  
 8641 WILSHIRE BLVD STE 205  
 BEVERLY HILLS CA 90211  
 (425) 443-6709

**CIVIL ENGINEER**  
 MO SAHEBI, PE 33508  
 PLANEX ASSOCIATES INC.  
 1330 OLYMPIC BLVD.,  
 SANTA MONICA, CA 90404  
 TEL: 310-664-9311

VESTING TENTATIVE TRACT MAP 1452, 1454, AND 1456 S. BUTLER AVE., LOS ANGELES, CA 90025																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION											PREPARED BY: 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> <b>PLANEX</b>                      Associates                      1330 OLYMPIC BLVD.                      SANTA MONICA, CA 90404                      TEL. (310) 664-9311                      FAX. (310) 450-4742                 </td> </tr> <tr> <td style="text-align: center;">                     SHEET 1 OF 1                      PFN: 1905-486                 </td> </tr> </table>	<b>PLANEX</b> Associates 1330 OLYMPIC BLVD. SANTA MONICA, CA 90404 TEL. (310) 664-9311 FAX. (310) 450-4742	SHEET 1 OF 1 PFN: 1905-486
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